Karen Johnson Davidson County
Batch# 939598 DEEDQC
11/09/2022 11:00:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221109-0120214

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Guadalupe Ochoa Lagunas 1211 Stratford Avenue Nashville, Tennessee 37216	New Owner	061-15-0-370

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Lagunas Ochoa Homes, LLC, a Georgia limited liability company**, by these presents does hereby quitclaim and convey unto, **Guadalupe Ochoa Lagunas**, their successors, representatives, and assigns, its' rights, title and interest in and to the following described tract of land in **Davidson** County, Tennessee:

Land in Davidson County, Tennessee, being the easterly 82.4 feet of Lots Nos. 277 and 278 on the Plan of Inglewood Place, as of record in Book 332, Page 101, Register's Office for said County.

Said part of Lots Nos. 277 and 278 fronts 82.4 feet on the northerly side of Stratford Avenue and runs back between parallel lines with the westerly margin of a 50-foot unnamed street 205 feet to a dead line.

Being the same property conveyed to Lagunas Ochoa Homes, LLC, a Georgia limited liability company by Warranty Deed from Tammy M. Kimbrough and Betty L. Meador of record in Instrument No. 20220414-0043619, Register's Office for Davidson County, Tennessee, dated April 1, 2022 and recorded on April 14, 2022.

Being also known as 1211 Stratford Avenue, Nashville, Tennessee 37216.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 8th day of November, 2022.

Affiant

My commission expires: 7/13/2024
(Affix Seal)

Notary Public

JATIN A. SHAH
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES 07/13/2024
COUNTY OF WILLIAMSON

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 8th day of November, 2022.

Lagunas Ochoa Homes, LLC, a Georgia limited liability company

By: _____
Guadalupe Ochoa Lagunas, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Guadalupe Ochoa Lagunas,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an **Authorized Member** of **Lagunas Ochoa Homes, LLC, a Georgia limited liability company**, and that they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal 8th day of November, 2022.

_____
Notary Public

My Commission Expires: 7/13/2024

JATIN A. SHAH
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES 07/13/2024
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Steven T. Morris do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on November 9, 2022 (date of document).

Affiant Signature

November 9, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 9th day of November, 2022.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023